



## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (February 10, 2016 Meeting)

**Docket No. / Project Title:** MP-16-01 (Towne Centre Minor Subdivision Replat)  
**Staff:** Allie Keen  
**Applicant:** Columbus Board of Aviation Commissioners  
**Property Size:** 2.70 Acres  
**Current Zoning:** PUD (Columbus Airpark Planned Unit Development)  
**Location:** West side of Vickers Drive, just north of Whitney Court, in the City of Columbus

#### Background Summary:

The applicant has indicated that the proposed subdivision is for the purpose of creating 1 new lot consisting of 2.70 acres for a total of 2 lots within the Towne Centre Minor Subdivision. The remaining parent tract consists of 8.16 acres. The Subdivision Control Ordinance requires the installation of any required sidewalks as a part of the minor subdivision process. The proposed new lot only has approximately 25 feet of frontage along Vickers Drive, which is identified by the Thoroughfare Plan as a Local, Commercial, Suburban street and would require the installation of a 5 foot sidewalk along that frontage according to the Ordinance. The applicants are requesting a modification from the Plan Commission to delay the installation of the sidewalks until the time the lot is developed.

#### Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: Should sidewalks be required along the Vickers Drive frontage as a part of the proposed subdivision?

#### Preliminary Staff Recommendation:

Approval of the subdivision, without the requirement to install sidewalks along the Vickers Drive frontage as a part of the minor subdivision process. The approval of the subdivision shall be subject to the following condition: A note shall be added to the plat stating the following: A 5 foot wide sidewalk meeting the applicable construction and location standards of Section 16.24.060 of the Subdivision Control Ordinance shall be installed along the Vickers Drive frontage with the development of Lot 2.

Approval should also be contingent upon the applicant obtaining a development standards variance from Section V(G)(Table 4) of the Airpark PUD to allow the maximum lot depth to exceed 250 feet.

#### Plan Commission Options:

In reviewing a request for minor subdivision approval, which includes a request for modification(s) the Plan Commission may (1) approve the modification(s) and the subdivision, (2) deny the modification(s) and the subdivision, or (3) continue the review to the next Plan Commission meeting. If more than one modification is requested, the Plan Commission may approve some, all, or none of the requests. The Plan Commission may attach conditions to the approval of the modification(s); however the conditions should be directly related to the circumstances of the modification requested. (Per Subdivision Control Ordinance Section 16.40.050)

**Modification Decision Criteria:**

Indiana law and Columbus Subdivision Control Ordinance Section 16.40.050 require that the Plan Commission approve all subdivisions which meet the applicable requirements. The Columbus Plan Commission has delegated the approval authority for Minor Subdivisions to the Plat Committee. This application is being considered by the Plan Commission because the Plat Committee found at least one aspect of the proposal to be inconsistent with the Subdivision Control Ordinance. Section 16.32.020 of the Subdivision Control Ordinance indicates that the Plan Commission may grant a modification of the requirements of the Ordinance upon the determination that each of the following is true:

1. The modification will not be detrimental to the public, health, safety, and general welfare.
2. Adjacent property will not be adversely affected.
3. The modification is justified because of exceptional topographic or other physical conditions unique to the property involved, as opposed to mere inconvenience or financial disadvantage.
4. The modification is consistent with the intent of the Zoning Ordinance, other applicable ordinances, and the Comprehensive Plan.
5. The modification will not conflict with the requirements of the Zoning Ordinance including but not limited to lot area, lot frontage, lot width, and setback(s).

**Outstanding Technical Comments:**

The following outstanding technical comments must be addressed by the applicant:

1. Paragraph 2 of the Owner's Certificate, the name of the plat should be "Towne Centre Minor Subdivision Replat" and the lot should be identified as "Lot 2".
2. Paragraph 4 of the Owner's Certificate, replace the word "Airport" with "Airpark" in the PUD name.
3. For the Primary Approval section, the Plan Commission president is "Dennis W. Baute" and the Secretary is "David L. Fisher".

<b>Current Property Information (entire subdivision site):</b>	
<b>Land Use:</b>	Agricultural Field
<b>Site Features:</b>	Agricultural Field
<b>Flood Hazards:</b>	No flood hazards exist at this location.
<b>Special Circumstances:</b> (Airport Hazard Area, Wellfield Protection Area, etc.)	This property is located within the Airport Hazard Area.
<b>Vehicle Access:</b>	This property gains access from Vickers Drive (Local, Commercial, Suburban).

<b>Surrounding Zoning and Land Use (entire subdivision site):</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	PUD (Columbus Airpark Planned Unit Development)	Agricultural Field

<b>South:</b>	PUD (Columbus Airpark Planned Unit Development)	Agricultural Field
<b>East:</b>	PUD (Columbus Airpark Planned Unit Development)	Agricultural Field Elwood Staffing
<b>West:</b>	PUD (Columbus Airpark Planned Unit Development)	Agricultural Field

<b>Interdepartmental Review:</b>	
<b>City Engineering:</b>	No comments.
<b>City Utilities:</b>	No comments.
<b>Parks Department:</b>	No comments.
<b>Fire Department:</b>	No comments.

### **History of this Location:**

The relevant history of this property includes the following: On March 11, 2015, the Columbus Plan Commission approved the Towne Centre Minor Subdivision (MP-15-01) which created a 5.32 acre lot with a parent tract remainder consisting of 10.85 acres. The currently proposed lot is being created out of that parent tract remainder.

### **History of this Application:**

The relevant history of this application includes the following:

1. This application was reviewed by the Columbus Plat Committee at its January 21, 2016 meeting and was forwarded to the Plan Commission with the sidewalk modification request.
2. The Plat Committee also noted that the applicants would need to obtain a development standards variance from Section V(G)(Table 4) of the Columbus Airpark PUD to allow the lot depth to exceed the maximum 250 feet from the Columbus Board of Zoning Appeals. The applicants have submitted this application and it will be heard by the Columbus Board of Zoning Appeals Hearing Officer on February 9, 2016.

### **Planning Consideration(s):**

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The Airport Board is proposing to create 1 new lot (Lot 2) within the Columbus Airpark PUD that is 2.70 acres in size and is located on the west side of Vickers Drive north of Whitney Court. This will be the second lot created in the Towne Centre Minor Subdivision.
2. As a part of the minor subdivision process, the Subdivision Control Ordinance requires the installation of any required sidewalks, per Section 16.24.010(B)(1). The proposed lot has approximately 25 feet of frontage on Vickers Drive where sidewalks would be required to be installed. The proposed lot also has frontage along a 50 foot wide reserved right-of-way for the future extension of Vickers Drive. Sidewalks are not required to be installed along this reserved right-of-way.
3. The Airport Board is requesting to not install sidewalks at this time, but rather wait until the property is developed. Section V(D)(3)(b)(i) of the Columbus Airpark PUD requires the installation of public sidewalks along an existing street frontage during the site plan review of the development of this lot.

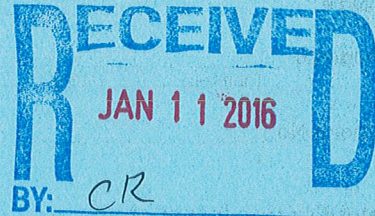
4. Section V(G)(Table 4) of the Columbus Airpark PUD states that the maximum lot depth for properties located within the InfoTech Park is 250 feet. The proposed lot exceeds the maximum lot depth requirement from Vickers Drive, which has a depth of approximately 406 feet. In order for the proposed lot to be approved as it is currently shown the applicants need to obtain a development standards variance from the Columbus Board of Zoning Appeals to allow the lot to exceed the requirement stated in the PUD.
5. Per Section V(G)(Table 4) of the Columbus Airpark PUD, the minimum lot frontage within the InfoTech is 100 feet. Although the proposed lot only has 25 feet of frontage on the existing Vickers Drive, the proposed lot also has 202.36 feet of frontage along the reserved right-of-way, which counts towards the frontage minimum.
6. The Columbus Airpark PUD follows the design standards for parking lots and circulation standards stated in the Columbus Zoning Ordinance. Zoning Ordinance Section 7.2(Part 4)(2) states that the minimum side or rear setback for a parking lots and drive aisles is 5 feet and Zoning Ordinance Section 7.2(Part 4)(B)(4) states that the minimum width of a driveway with no parking on either side is 20 feet. Therefore, the 25 foot frontage along the existing frontage of Vickers Drive could potentially provide access to the property. The subject property could also gain access elsewhere from the reserved right-of-way.

**Subdivision Control Ordinance Consideration(s):**

The following provisions of the Subdivision Control Ordinance apply to the key issues of this application: Section 16.24.010(B)(1) Improvement of Existing Streets: Minor Subdivision shall be required to install any required sidewalks along the frontage of all new lots, with each consistent with the Thoroughfare Plan classification of adjacent streets.



**Columbus – Bartholomew County Planning Department**  
**Subdivision Application**



**Planning Department Use Only:**

Jurisdiction: ☒ Columbus ☐ Bartholomew County ☐ Joint District

Docket No.: MP-18-01

**Subdivision Application:**

Subdivision & Application Type: ☐ Major - Concept Approval ☐ Major - Primary Approval  
☒ Minor (Primary & Secondary Approval) ☐ Agriculture ☐ Administrative

Proposed Subdivision Name: Towne Centre II Minor Subdivision

**Applicant Information:**

Name: Columbus Board of Auction Commissioners  
Address: 4770 RAP BOUL BLVD. Col. In. 47203  
(number) (street) (city) (state) (zip)

Phone No.: 376-2519 Fax No.: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

**Property Owner Information (the "owner" does not include tenants or contract buyers):**

Name: Same  
Address: \_\_\_\_\_  
(number) (street) (city) (state) (zip)

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

**Property Information:**

Property Size: 2.70 acres or \_\_\_\_\_ square feet.

Township: Columbus

Address: \_\_\_\_\_  
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, distance from nearest intersection, etc.):

West Side of Vickers Drive, Just North of  
Whitney Court

Existing Number of Parcels: 1 (includes total number of lots, parcels, blocks, etc.)

Proposed Number of Parcels: 2 (includes total number of lots, parcels, blocks, etc.)



**Professional Land Surveyor Information:**

Name: E.R. GRAY & Associates, P.C.  
Address: P.O. Box 1357 Columbus In. 47202  
(number) (street) (city) (state) (zip)  
Phone No.: 312-7398 Fax No.: 312-2175 E-mail Address: \_\_\_\_\_

**Notification Information** (list the person to whom all correspondence regarding this application should be directed):

Name: Same As Above  
Address: \_\_\_\_\_  
(number) (street) (city) (state) (zip)  
Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

**Applicant's Signature:**

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

X Steve Fushelberger  
(Applicant's Signature) STEVE FUSHELBERGER

08 Jan 2016  
(Date)

**Owners' Signature** (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, if required by the Plan Commission Rules of Procedure, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete. **Note: All property owners must sign this application.**

X Steve Fushelberger  
(Owner's Signature) STEVE FUSHELBERGER

08 Jan 2016  
(Date)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Date)

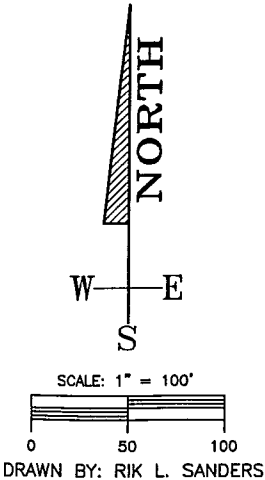
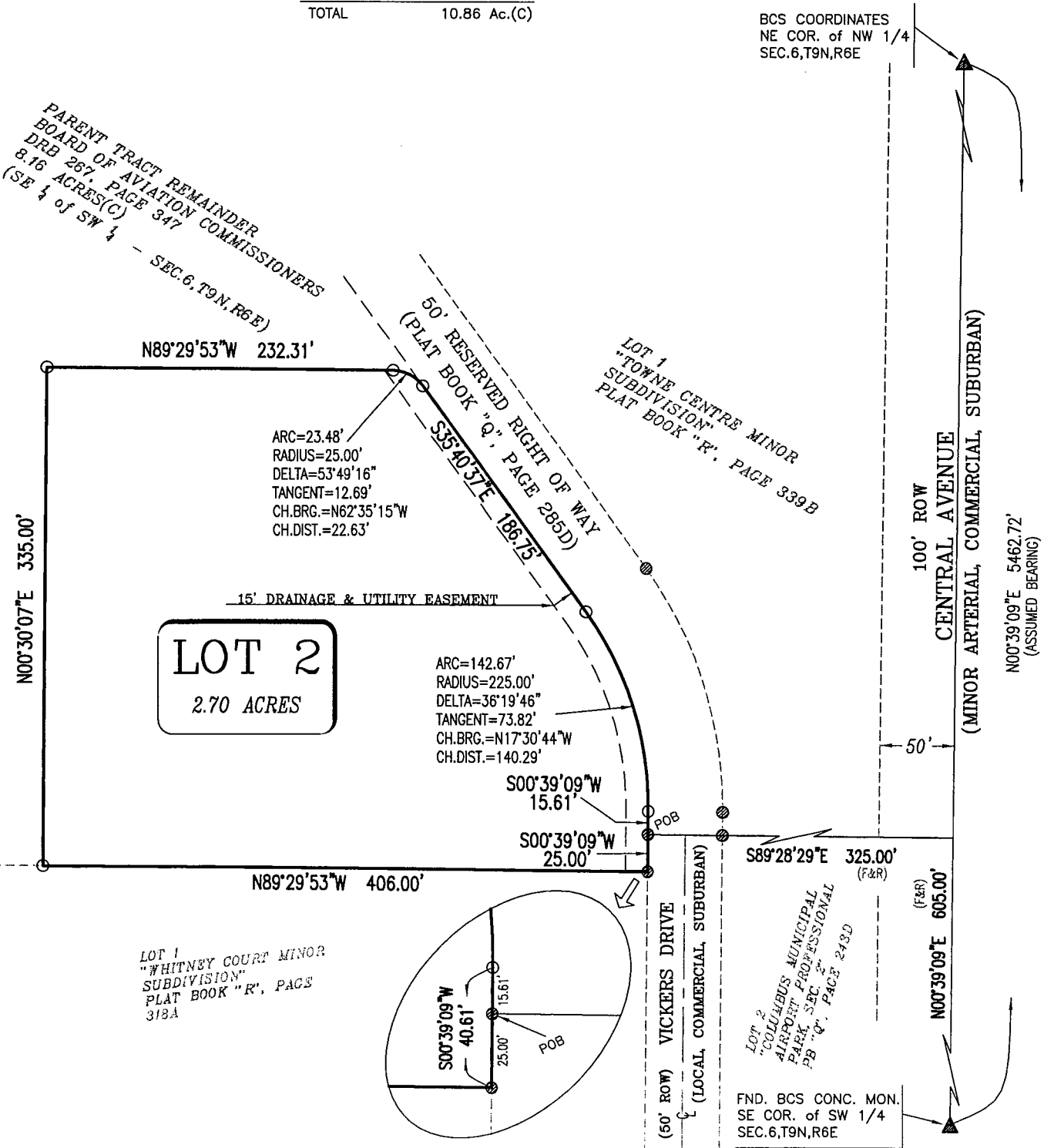


Towne Centre Minor Subdivision Replat

A PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 9 NORTH, RANGE 6 EAST  
SITUATED IN COLUMBUS TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA  
PAGE 1 OF 2

ACREAGE TABLE

LOT 2	2.70 Ac.
PARENT TRACT REMAINDER	8.16 Ac.(C)
TOTAL	10.86 Ac.(C)



LEGEND

- 5/8"x30" REBAR AND CAP SET THIS SURVEY
- FOUND 5/8" REBAR
- ▲ SECTION CORNER AS LABELED
- R RECORD DIMENSION
- F FIELD MEASUREMENT
- C CALCULATED DIMENSION

APPROVAL FOR A DEVELOPMENT STANDARDS VARIANCE TO ALLOW THE LOT DEPTH FROM VICKERS DRIVE TO EXCEED THE MAXIMUM 250 FEET WAS GRANTED BY THE CITY OF COLUMBUS BOARD OF ZONING APPEALS HEARING OFFICER IN A MEETING HELD FEBRUARY 09, 2016.

SURVEYOR'S STATEMENT

I, ENOCH R. GRAY, III HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN JANUARY OF 2016; THAT ANY CHANGES FROM THE DESCRIPTION APPEARING ON THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THE FINAL PLAT ARE SO INDICATED; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST OR WILL BE INSTALLED. I MAKE NO REPRESENTATION, EXPRESSED OR IMPLIED, AS TO THE SUITABILITY OF THIS REAL ESTATE FOR THE CONSTRUCTION OF BASEMENTS.

PRO-FORMA

ENOCH R. GRAY, III LS-0516

JANUARY 25, 2016

DATE

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.  
ENOCH R. GRAY, III

PROPERTY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 9 NORTH, RANGE 6 EAST LYING IN COLUMBUS TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 00°39'09" EAST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID QUARTER QUARTER A DISTANCE OF 605.00 FEET TO A POINT; THENCE NORTH 89°28'29" WEST A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT 2 IN "COLUMBUS MUNICIPAL AIRPORT PROFESSIONAL PARK, SEC. 2" RECORDED IN PLAT BOOK "Q", PAGE 243D, THENCE CONTINUING NORTH 89°28'29" WEST ALONG THE NORTH LINE OF SAID LOT 2 AND NORTH LINE EXTENDED WEST A TOTAL DISTANCE OF 275.00 FEET TO THE NORTHWEST CORNER OF THE RIGHT OF WAY FOR VICKERS DRIVE AS SHOWN ON SAID "COLUMBUS MUNICIPAL AIRPORT PROFESSIONAL PARK, SEC. 2", AND THE POINT OF BEGINNING; THENCE SOUTH 00°39'09" WEST ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF LOT 1 IN "WHITNEY COURT MINOR SUBDIVISION" RECORDED IN PLAT BOOK "R", PAGE 318A; THENCE NORTH 89°29'53" WEST ALONG SAID NORTH LINE A DISTANCE OF 406.00 FEET; THENCE NORTH 00°30'07" EAST A DISTANCE OF 335.00 FEET; THENCE SOUTH 89°29'53" EAST A DISTANCE OF 232.31 FEET TO THE PC OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 23.48 FEET TO THE PT THEREOF (AND TO A POINT ON THE WEST RESERVED RIGHT OF WAY LINE AS SHOWN ON THE PLAT OF "INFO-TECH PARK" RECORDED IN PLAT BOOK "Q", PAGE 285D); SAID CURVE HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 53°49'16", A TANGENT OF 12.69 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 62°35'15" EAST, 22.63 FEET; THENCE ALONG SAID WEST LINE SOUTH 35°40'37" EAST A DISTANCE OF 186.75 FEET TO THE PC OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 142.67 FEET TO THE PT THEREOF, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A DELTA ANGLE OF 36°19'46", A TANGENT OF 73.82 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 17°30'44" EAST, 140.29 FEET; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00°39'09" WEST A DISTANCE OF 15.61 FEET TO THE POINT OF BEGINNING, CONTAINING 2.70 ACRES MORE OR LESS, AND SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.

CURRENT OWNER OF RECORD:  
BOARD OF AVIATION COMMISSIONERS  
DRB 267, PAGE 347  
AUD. PARCEL ID:  
#03-96-06-340-000.100-005



JOB #15382

E.R. GRAY  
& ASSOCIATES  
PROFESSIONAL LAND SURVEYING  
AND CONSULTING

E.R. GRAY III, L.S.  
PRESIDENT

P.O. BOX 1357  
COLUMBUS, INDIANA 47202  
BUS. 812-372-7398 FAX 812-372-2175

OWNERS' CERTIFICATE

I THE UNDERSIGNED, STEVE FUSHELBERGER, VICE PRESIDENT OF THE COLUMBUS BOARD OF AVIATION COMMISSIONERS, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "TOWNE CENTRE II MINOR SUBDIVISION" CONSISTING OF 1 LOT IDENTIFIED HEREON AS "LOT 1" CONTAINING 2.70 ACRES.

CLEAR TITLE TO THE LAND CONTAINED IN THIS SUBDVISION IS GUARANTEED.

THE SETBACK LINES SHALL BE DETERMINED BY THE REGULATIONS OF THE COLUMBUS MUNICIPAL AIRPORT PLANNED UNIT DEVELOPMENT.

THERE ARE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF THE UTILITY OR CITY TO INSTALL, REPAIR, MAINTAIN OR REPLACE ITS INSTALLATION.

ALL DRAINAGE EASEMENTS IDENTIFIED ON THE PLAT ARE SPECIFICALLY AUTHORIZED TO BE USED FOR DRAINAGE PURPOSES. ALL GRADES SHALL BE MAINTAINED AS CONSTRUCTED. ADDITIONAL CUT AND FILL WORK WITHIN DRAINAGE EASEMENT AREAS IS PROHIBITED UNLESS AUTHORIZED BY THE ENGINEERING DEPARTMENT.

WITNESS MY HAND AND SEAL THIS 08 DAY OF January 2016.

COLUMBUS BOARD OF AVIATION COMMISSIONERS

Steve Fushelberger  
STEVE FUSHELBERGER  
VICE PRESIDENT

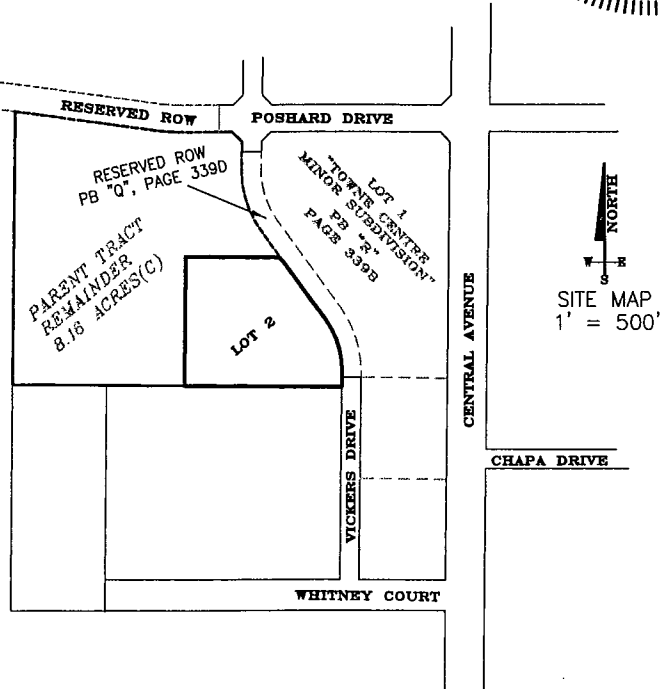
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED STEVE FUSHELBERGER, VICE PRESIDENT OF THE COLUMBUS BOARD OF AVIATION COMMISSIONERS, AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 8 DAY OF January, 2016.

Melinda Finley  
NOTARY PUBLIC

Bartholomew  
COUNTY OF RESIDENCE

Sep 3, 2021  
MY COMMISSION EXPIRES



# Towne Centre Minor Subdivision Replat

A PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 9 NORTH, RANGE 6 EAST  
SITUATED IN COLUMBUS TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA  
PAGE 2 OF 2

## SURVEYOR'S REPORT

PREPARED FOR THE COLUMBUS BOARD OF AVIATION COMMISSIONERS, OWNER OF RECORD OF THAT REAL ESTATE DESCRIBED IN DEED RECORD BOOK 267, PAGE 347 IN THE OFFICE OF THE BARTHOLOMEW COUNTY RECORDER. SUBJECT PROPERTY IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 9 NORTH, RANGE 6 EAST, SITUATED IN COLUMBUS TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A LOT OUT OF SAID REAL ESTATE.

IN ACCORDANCE WITH THE INDIANA SURVEY STANDARDS AS DEFINED IN INDIANA ADMINISTRATIVE CODE 865 IAC 1-12-1 (RULE 12), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:  
VARIANCES IN THE REFERENCE MONUMENTS;  
DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS;  
INCONSISTENCIES IN LINES OF OCCUPATION;  
AND RANDOM ERRORS IN MEASUREMENT (RELATIVE POSITIONAL ACCURACY).

THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES.  
THE BEARING SYSTEM UTILIZED ON THIS SURVEY IS ASSUMED.  
ALL MONUMENTS SET OR FOUND THIS SURVEY ARE WITHIN 4" OF THE GROUND SURFACE, EXCEPT AS NOTED BELOW.  
ALL DIMENSIONS ARE FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.

**FINDINGS OF FACT:**  
THE NORTHEAST AND SOUTHEAST CORNERS OF THE WEST HALF OF SAID SECTION 6 ARE SHOWN AS FILED IN THE OFFICE OF THE BARTHOLOMEW COUNTY SURVEYOR.  
5/8" REBARS (ORIGINAL MONUMENTS AS CALLED ON THE PLAT OF "TOWNE CENTRE MINOR SUBDIVISION" RECORDED IN PLAT BOOK "R", PAGE 339B) WERE FOUND MARKING THE CORNERS OF LOT 1 IN SAID SUBDIVISION AS SHOWN ON THE DRAWING.  
5/8" REBARS (ORIGINAL MONUMENTS AS CALLED ON THE PLAT OF "WHITNEY COURT MINOR SUBDIVISION, RECORDED IN PLAT BOOK "R", PAGE 318A) WERE FOUND MARKING THE NORTHEAST AND NORTHWEST CORNERS OF LOT 1 IN SAID SUBDIVISION.

**THEORY OF LOCATION:**  
THE SOUTH LINE OF LOT 2 IS ESTABLISHED ALONG THE NORTH LINE OF LOT 1 IN SAID "WHITNEY COURT MINOR SUBDIVISION".  
THE EAST LINES OF LOT 2 ARE ESTABLISHED ALONG THE WEST LINE OF THE RESERVED RIGHT OF WAY AS SHOWN ON THE PLAT OF "INFO-TECH PARK", RECORDED IN PLAT BOOK "Q", PAGE 285D.  
THE NORTH AND WEST LINES OF LOT 2 ARE ESTABLISHED AS DETERMINED AND REQUESTED BY THE OWNER.

**SUMMARY:**  
AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATIONS OF LINES AND CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS:  
**DUE TO VARIANCES IN AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:** ±0.1 OF A FOOT.  
**DUE TO DISCREPANCIES IN THE RECORD PLATS AND DESCRIPTIONS:** NONE OBSERVED.  
**DUE TO INCONSISTENCIES IN LINES OF OCCUPATION:** NONE OBSERVED.

THE RELATIVE POSITIONAL ACCURACY OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR AN "URBAN" SURVEY (PLUS OR MINUS 0.07-FOOT PLUS 50 PARTS PER MILLION) AS DEFINED IN I.A.C. 865.

A SEARCH FOR EASEMENTS OF RECORD IS NOT TO BE IMPLIED BY THIS SURVEY. UNLESS OTHERWISE STATED, UTILITIES AND IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY. ZONING COMPLIANCE IS NOT EXPRESSED OR GUARANTEED BY THIS SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.

NOTICE TO SUBJECT LAND OWNERS: THE ADJOINING LAND OWNER MAY HAVE UNWRITTEN RIGHTS TO THAT LAND OUTSIDE OF ANY FENCE OR OCCUPATION LINES, NEAR THE PERIMETER OF YOUR LAND, THAT YOU MAY OR MAY NOT BE OCCUPYING. BEFORE REMOVING ANY FENCES, I RECOMMEND THAT YOU CONSULT WITH AN ATTORNEY. ADDITIONALLY, I RECOMMEND THAT YOU CONSULT WITH AN ATTORNEY IN REGARDS TO THE UNCERTAINTIES NOTED IN THIS REPORT. CONTACT THIS OFFICE IF YOU HAVE ANY QUESTION.

## PRIMARY APPROVAL

UNDER AUTHORITY PROVIDED BY IC 36-7-4-700, SUBDIVISION CONTROL, AND ANY AMENDMENTS THERETO, THIS PLAT WAS GIVEN PRIMARY APPROVAL BY THE CITY OF COLUMBUS, INDIANA AS FOLLOWS: APPROVED BY THE CITY PLAN COMMISSION AT A MEETING HELD FEBRUARY 10, 2016.

PRESIDENT - \_\_\_\_\_ SECRETARY - \_\_\_\_\_  
VOID UNLESS SECONDARY APPROVAL IS RECEIVED BY: \_\_\_\_\_, 20\_\_\_\_

## SECONDARY APPROVAL

ALL CONDITIONS OF PRIMARY APPROVAL HAVE BEEN MET AND THIS PLAT IS GRANTED SECONDARY APPROVAL.  
APPROVED BY THE PLANNING DEPARTMENT \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
JEFFREY R. BERGMAN, AICP, PLANNING DIRECTOR  
VOID UNLESS RECORDED BY \_\_\_\_\_, 20\_\_\_\_

## AUDITOR'S CERTIFICATE

THE REAL PROPERTY HAS BEEN DULY ENTERED FOR TAXATION AND TRANSFERRED ON THE RECORDS OF THE AUDITOR OF BARTHOLOMEW COUNTY, INDIANA

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
BARBARA J. HACKMAN, BARTHOLOMEW COUNTY AUDITOR

## RECORDING CERTIFICATE

RECORDED IN PLAT BOOK "R", PAGE \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016


AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.

INSTRUMENT NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

\_\_\_\_\_  
ANITA L. HOLE, BARTHOLOMEW COUNTY RECORDER

A NOTATION HAS BEEN MADE ON "TOWNE CENTRE MINOR SUBDIVISION" RECORDED IN PLAT BOOK "R", PAGE 339B

JOB #15382

 E.R. GRAY  
& ASSOCIATES  
PROFESSIONAL LAND SURVEYING  
AND CONSULTING

E.R. GRAY III, L.S.  
PRESIDENT

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